146.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	897,300 / 897,300
					USE VALUE:	897,300 / 897,300
					ASSESSED:	897,300 / 897,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAYERI MEHRAN
Owner 2:	GHAZINOURI ROYA
Owner 3:	
Street 1:	24 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KONDO ANJA S -
Owner 2:	-
Street 1:	24 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior, and 1308 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

WHITEY KONDO - DECEASED 12/31/2012

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6860.000	394,900	1,800	500,600	897,300
Total Card	0.157	394,900	1,800	500,600	897,300
Total Parcel	0.157	394,900	1,800	500,600	897,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 686.01 /Parcel: 686.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 96201
GIS Ref:
GIS Ref:
Insp Date: 04/19/18

!11450!

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,900	1800	6,860.	500,600	897,300		Year end	12/23/2021
2021	101	FV	384,000	1800	6,860.	500,600	886,400		Year End Roll	12/10/2020
2020	101	FV	384,100	1800	6,860.	500,600	886,500	886,500	Year End Roll	12/18/2019
2019	101	FV	218,100	1800	6,860.	469,400	689,300	689,300	Year End Roll	1/3/2019
2018	101	FV	218,100	1800	6,860.	388,000	607,900	607,900	Year End Roll	12/20/2017
2017	101	FV	200,100	1800	6,860.	356,700	558,600	558,600	Year End Roll	1/3/2017
2016	101	FV	200,100	1800	6,860.	325,400	527,300	527,300	Year End	1/4/2016
2015	101	FV	195,300	1800	6,860.	319,200	516,300	516,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:32:20

LAST REV

Date	Time
10/10/19	18:37:48
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11450

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KONDO ANJA S,	69122-133		4/10/2017		726,000	No	No		
	11377-189		8/14/1967			No	No	N	

USER DEFINED

Prior Id # 1:	96201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2018	1148	Heat App	14,500	C				
2/7/2018	139	Inter Fi	402,240	O				
1/3/2018	5	Inter-De	15,000	C				
8/1/1993	372		3,000					REMODEL KITCHEN
1/6/1993	4	Manual	1,700					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	Left Notice	DGM	D Mann
7/15/2019	Permit Visit	DGM	D Mann
4/19/2018	MEAS&NOTICE	HS	Hanne S
1/31/2018	SQ Returned	MM	Mary M
11/11/2008	Meas/Inspect	355	PATRIOT
1/5/2000	Meas/Inspect	163	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6860		Sq. Ft.	Site		0	80.	0.91	9									500,643						500,600	

Total AC/HA:	0.15748	Total SF/SM:	6860	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	500,643	Spl Credit		Total:	500,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	103460
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	413953
Depreciation:	19042
Depreciated Total:	394911

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

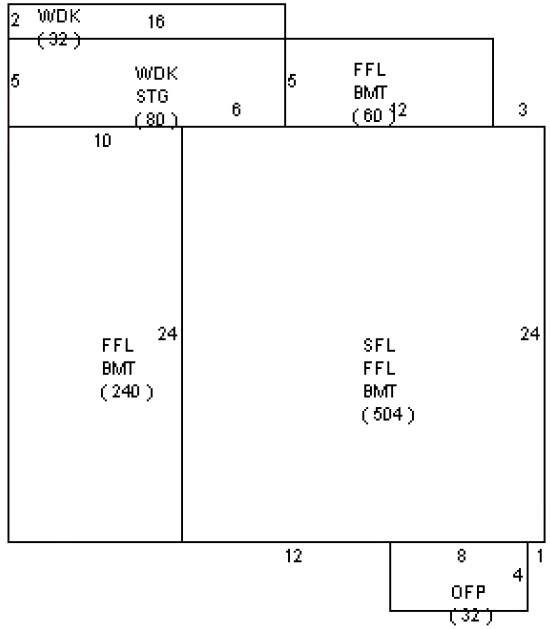
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	191.10
Special Features:	0	Val/Su Net:	169.05
Final Total:	394900	Val/Su SzAd	301.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	804	52.120	41,903
FFL	First Floor	804	173.730	139,677
SFL	Second Floor	504	173.730	87,559
WDK	Deck	112	14.780	1,655
STG	Storage	80	8.410	673
OFP	Open Porch	32	43.560	1,394

Net Sketched Area:	2,336	Total:	272,861

Size Ad	1308	Gross Area	2336	FinArea	1308

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	14X14	A	PR	1930	24.92	T	64	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800